

United States Bankruptcy Court
District of New Jersey

Voluntary Petition

Name of Debtor (if individual, enter Last, First, Middle):
Windsor Lake Estates, L.L.C.

Name of Joint Debtor (Spouse) (Last, First, Middle):

All Other Names used by the Debtor in the last 8 years
(include married, maiden, and trade names):
aka Ashdown Forest Estates, LLC, aka Fox Chase at Sparta,
L.L.C., aka The Estates at Fox Hollow Lake

All Other Names used by the Joint Debtor in the last 8 years
(include married, maiden, and trade names):

Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN
(if more than one, state all): EIN: 22-3644949

Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN
(if more than one, state all):

Street Address of Debtor (No. and Street, City, and State)
19 Windemere Way
Sparta, NJ

Street Address of Joint Debtor (No. and Street, City, and State)

ZIP CODE
07871

ZIP CODE

County of Residence or of the Principal Place of Business:
Sussex

County of Residence or of the Principal Place of Business:

Mailing Address of Debtor (if different from street address):
PO Box 78
Sparta, NJ

Mailing Address of Joint Debtor (if different from street address):

ZIP CODE
07871

ZIP CODE

Location of Principal Assets of Business Debtor (if different from street address above):

ZIP CODE

Type of Debtor
(Form of Organization)
(Check one box)

- ☐ Individual (includes Joint Debtors)
See Exhibit D on page 2 of this form.
☒ Corporation (includes LLC and LLP)
☐ Partnership
☐ Other (If debtor is not one of the above entities,
check this box and state type of entity below.)

Nature of Business
(Check one box)

- ☐ Health Care Business
☐ Single Asset Real Estate as defined in
11 U.S.C. § 101(51B)
☐ Railroad
☐ Stockbroker
☐ Commodity Broker
☐ Clearing Bank
☒ Other
Real Estate

Tax-Exempt Entity
(Check box, if applicable)

- ☐ Debtor is a tax-exempt organization
under Title 26 of the United States
Code (the Internal Revenue Code)

Chapter of Bankruptcy Code Under Which
the Petition is Filed (Check one box)

- ☐ Chapter 7
☐ Chapter 9
☒ Chapter 11
☐ Chapter 12
☐ Chapter 13
☐ Chapter 15 Petition for
Recognition of a Foreign
Main Proceeding
☐ Chapter 15 Petition for
Recognition of a Foreign
Nonmain Proceeding

Nature of Debts
(Check one box)

- ☐ Debts are primarily consumer
debts, defined in 11 U.S.C.
§ 101(8) as "incurred by an
individual primarily for a
personal, family, or household
purpose."
☒ Debts are primarily
business debts

Filing Fee (Check one box)

- ☒ Full Filing Fee attached
☐ Filing Fee to be paid in installments (Applicable to individuals only). Must attach
signed application for the court's consideration certifying that the debtor is unable
to pay fee except in installments. Rule 1006(b). See Official Form No. 3A.
☐ Filing Fee waiver requested (applicable to chapter 7 individuals only). Must
attach signed application for the court's consideration. See Official Form 3B.

Check one box: Chapter 11 Debtors

- ☐ Debtor is a small business as defined in 11 U.S.C. § 101(51D)
☒ Debtor is not a small business as defined in 11 U.S.C. § 101(51D)
Check if:
☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to
insiders or affiliates) are less than \$2,343,300 (amount subject to adjustment on
4/01/13 and every three years thereafter).

Check all applicable boxes

- ☐ A plan is being filed with this petition.
☐ Acceptances of the plan were solicited prepetition from one or
more classes, in accordance with 11 U.S.C. § 1126(b).

Statistical/Administrative Information

- ☒ Debtor estimates that funds will be available for distribution to unsecured creditors.
☐ Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for
distribution to unsecured creditors.

Estimated Number of Creditors

☐ 1-49 ☒ 50-99 ☐ 100-199 ☐ 200-999 ☐ 1000-
5000 ☐ 5,001-
10,000 ☐ 10,001-
25,000 ☐ 25,001-
50,000 ☐ 50,001-
100,000 ☐ Over
100,000

Estimated Assets

☐ \$0 to
\$50,000 ☐ \$50,001 to
\$100,000 ☐ \$100,001 to
\$500,000 ☐ \$500,001
to \$1
million ☒ \$1,000,001
to \$10
million ☐ \$10,000,001
to \$50
million ☐ \$50,000,001
to \$100
million ☐ \$100,000,001
to \$500
million ☐ \$500,000,001
to \$1 billion ☐ More than
\$1 billion

Estimated Liabilities

☐ \$0 to
\$50,000 ☐ \$50,001 to
\$100,000 ☐ \$100,001 to
\$500,000 ☐ \$500,001
to \$1
million ☒ \$1,000,001
to \$10
million ☐ \$10,000,001
to \$50
million ☐ \$50,000,001
to \$100
million ☐ \$100,000,001
to \$500
million ☐ \$500,000,001
to \$1 billion ☐ More than
\$1 billion

THIS SPACE IS FOR
COURT USE ONLY

Voluntary Petition

(This page must be completed and filed in every case)

Document

Page 2 of 63

Name of Debtor(s):

Windsor Lake Estates, L.L.C.

All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet)

Location
Where Filed:

NONE

Case Number:

Date Filed:

Location
Where Filed:

N.A.

Case Number:

Date Filed:

Pending Bankruptcy Case Filed by any Spouse, Partner or Affiliate of this Debtor (If more than one, attach additional sheet)

Name of Debtor: NONE

Case Number:

Date Filed:

District:

Relationship:

Judge:

Exhibit A

(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11)

☐ Exhibit A is attached and made a part of this petition.

Exhibit B

(To be completed if debtor is an individual whose debts are primarily consumer debts)

I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. § 342(b).

X

Signature of Attorney for Debtor(s)

Date

Exhibit C

Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?

☐ Yes, and Exhibit C is attached and made a part of this petition.

☒ No

Exhibit D

(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)

☐ Exhibit D completed and signed by the debtor is attached and made a part of this petition.

If this is a joint petition:

☐ Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.

Information Regarding the Debtor - Venue

(Check any applicable box)



Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District.



There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.



Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.

Certification by a Debtor Who Resides as a Tenant of Residential Property

(Check all applicable boxes)



Landlord has a judgment for possession of debtor's residence. (If box checked, complete the following.)

(Name of landlord that obtained judgment)

(Address of landlord)



Debtor claims that under applicable non bankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and



Debtor has included in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.



Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(1)).

B1 (Official Form 1) (4/10)

Document

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Page 3

Voluntary Petition*(This page must be completed and filed in every case)*

Name of Debtor(s):

Windsor Lake Estates, L.L.C.

Signatures**Signature(s) of Debtor(s) (Individual/Joint)**

I declare under penalty of perjury that the information provided in this petition is true and correct.

[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.

[If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. § 342(b).

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X

Signature of Debtor

X

Signature of Joint Debtor

Telephone Number (If not represented by attorney)

Date

Signature of a Foreign Representative

I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.

(Check only one box.)

☐

I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by § 1515 of title 11 are attached.

☐

Pursuant to 11 U.S.C. § 1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.

X

(Signature of Foreign Representative)

(Printed Name of Foreign Representative)

(Date)

Signature of Attorney*

X

Signature of Attorney for Debtor(s)

RICHARD D. TRENK RT 6874

Printed Name of Attorney for Debtor(s)

Trenk, Dipasquale, Webster, Della Fera, Sodono

Firm Name

347 Mt. Pleasant Avenue, Suite 300

Address

West Orange, NJ 07052

973-243-8600

Telephone Number

e-mail

December 21, 2010

Date

*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.

Signature of Debtor (Corporation/Partnership)

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X

Signature of Authorized Individual

BRIAN PATRICK DELANEY

Printed Name of Authorized Individual

Sole Member of Windsor Lake Estates, L.L.C.

Title of Authorized Individual

December 21, 2010

Date

Signature of Non-Attorney Petition Preparer

I declare under penalty of perjury that: 1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110, 2) I prepared this document for compensation, and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. § 110(b), 110(h), and 342(b); and, 3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110 setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.

Printed Name and title, if any, of Bankruptcy Petition Preparer

Social Security Number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.)

Address

X

Date

Signature of bankruptcy petition preparer or officer, principal, responsible person, or partner whose Social Security number is provided above.

Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both 11 U.S.C. § 110; 18 U.S.C. § 156.

**RESOLUTION OF SPECIAL MEETING OF
BOARD OF DIRECTORS OF WINDSOR LAKE ESTATES, L.L.C.**

I hereby certify that at a special meeting of the members of Windsor Lake Estates, L.L.C., held on the 21 day of December 2010, the following resolution was proposed and unanimously adopted by all members present:

“RESOLVED that, Windsor Lake Estates, L.L.C., its officers and members be and hereby are authorized to file a petition pursuant to Chapter 11 of the Bankruptcy Code and retain the services of the law firm Trenk, DiPasquale, Webster, Della Fera & Sodono, P.C. for the purposes of preparing, filing, and prosecuting a petition under Chapter 11 and to take all steps necessary and related thereto, and that Brian Delaney is hereby authorized to execute the petition and any other pleadings or documents he and counsel deem necessary in connection with the Chapter 11 proceedings of Windsor Lake Estates, L.L.C.”

In certification hereof, I do set my hand and seal this 21 day of December 2010.

WINDSOR LAKE ESTATES, L.L.C.

By: 

BRIAN DELANEY

Sole Member of Windsor Lake Estates, L.L.C.

**TRENK, DiPASQUALE, WEBSTER,
DELLA FERA & SODONO, P.C.**

347 Mt. Pleasant Avenue, Suite 300

West Orange, New Jersey 07052

(973) 243-8600

Richard D. Trenk (RT 6874)

*Proposed Attorneys for Debtor and
Debtor-in-Possession*

**UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF NEW JERSEY**

In re:

WINDSOR LAKE ESTATES, L.L.C., a/k/a
ASHDOWN FOREST ESTATES, L.L.C., a/k/a
FOX CHASE AT SPARTA, L.L.C., a/k/a
THE ESTATES AT FOX HOLLOW LAKE,

Debtor.

Chapter 11

Case No. 10-_____

Honorable

**GLOBAL NOTES AND STATEMENT OF LIMITATIONS,
METHODOLOGY AND DISCLAIMER REGARDING DEBTOR'S SCHEDULES
OF ASSETS AND LIABILITIES AND STATEMENT OF FINANCIAL AFFAIRS**

On December 21, 2010 (the "Petition Date"), Windsor Lake Estates, L.L.C.¹ (the "Debtor") filed a voluntary petition for relief under Chapter 11 of title 11 of the United States Code, 11 U.S.C. §§ 101, *et seq.* (the "Bankruptcy Code") with the United States Bankruptcy Court for the District of New Jersey. The Debtor is operating its business and managing its properties as a debtor in possession pursuant to sections 1107(a) and 1108 of the Bankruptcy Code.

The Debtor, with the assistance of its legal advisors and other professionals, has prepared its Schedules of Assets and Liabilities (the "Schedules") and Statement of Financial Affairs (the "SOFA") pursuant to section 521 of the Bankruptcy Code and Rule 1007 Federal Rules of Bankruptcy Procedure (the "Bankruptcy Rules"). These Global Notes and Statement of Limitations, Methodology and Disclaimer Regarding the Debtor's Schedules of Assets and Liabilities and Statement of Financial Affairs (the "Global Notes") pertain to all of the Schedules and the SOFA. While the Debtor's management has made reasonable efforts to ensure that the Schedules and SOFA are accurate and complete based on information that was available to it at the time of preparation, subsequent information or discovery may result in changes to these Schedules and SOFA, and inadvertent errors or omissions may exist in the Schedules and SOFA. Moreover, the Schedules and SOFA contain unaudited information that is subject to further

¹ a/k/a Ashdown Forest Estates, L.L.C., a/k/a Fox Chase at Sparta, L.L.C., and a/k/a The Estates at Fox Hollow Lake.

review and potential adjustment. Nothing contained in the Schedules or SOFA shall constitute a waiver of any of the Debtor's rights or an admission with respect to this Chapter 11 case including, without limitation, any issues involving substantive consolidation, equitable subordination and/or causes of action arising under the provisions of Chapter 5 of the Bankruptcy Code and any other applicable laws to recover assets or avoid transfers. These Global Notes are incorporated by reference in, and comprise an integral part of, the Schedules and SOFA, and should be referred to and reviewed in connection with any review of the Schedules and SOFA. Nothing contained on the Schedules and SOFA shall waive any rights to assert that an alleged lease is a disguised security interest.

Amendment. While reasonable efforts were made to file complete and accurate Schedules and SOFA, inadvertent errors or omissions may exist. The Debtor thus reserves the right to amend and/or supplement its Schedules and SOFA from time to time as may be necessary or appropriate.

Dates. All asset information is listed as of the Petition Date. All liability information is listed as of the Petition Date.

Basis of Presentation. The Schedules and SOFA do not purport to represent financial information or data prepared in accordance with U.S. Generally Accepted Accounting Principles. Unless otherwise noted, each asset is shown on the basis of the book value of the asset in the Debtor's accounting books and records, rather than the current market values of such interest in property. The Debtor reserves all rights with respect to the values, amounts and characterizations of the assets and liabilities listed in its Schedules and SOFA.

Causes of Action. Despite reasonable efforts to identify all known assets, the Debtor may not have identified or set forth all of its causes of action (filed or potential) as assets in the Schedules and SOFA. Notwithstanding this, the Debtor reserves all of its rights with respect to any causes of action it may have, whether or not listed as assets in the Schedules and SOFA, and neither these Global Notes nor the Schedules and SOFA shall be deemed a waiver of any such causes of action.

Totals. All totals that are included in the Schedules and SOFA represent totals of all of the known amounts included on the Schedules and SOFA. To the extent that there are unknown or undetermined amounts, the actual total may be different than the listed total, at times materially.

Effect of "First Day" Orders on Scheduled Claim Amounts. The Debtor intends to seek certain authority from the Bankruptcy Court to honor and/or pay certain prepetition claims including, but not limited to, the authority to pay certain outstanding prepetition wages to employees and taxing authorities. Consequently, certain prepetition fixed, liquidated and undisputed priority and general unsecured claims have been or may be paid under this authority. Given that the Schedules are required to reflect claims as of the Petition Date, obligations that have been satisfied under this authority are nonetheless listed in the Schedules.

Current Market Value of Assets. Unless otherwise indicated, net book values are reflected in the Debtor's Schedules and SOFA. For this reason, amounts ultimately realized may vary from net book value and such variance may be material. Thus, unless otherwise noted, the Schedules and SOFA reflect the carrying value of the assets as recorded on the Debtor's books and are not based upon any estimate of its current market value. Exceptions to this include operating cash, which is presented as bank balances as of the Petition Date. Certain other assets are listed as "Unknown" amounts because the net book values may materially differ from fair market value. The amounts shown for assets and liabilities exclude items identified as "Unknown" and the Debtor's ultimate assets and liabilities may differ materially from those stated in the Schedules and SOFA.

Claims Descriptions. Any failure to designate a claim on the Debtor's Schedules and SOFA as "disputed," "contingent" or "unliquidated" does not constitute an admission by the Debtor that such amount is not "disputed," "contingent" or "unliquidated." Listing a claim does not constitute an admission of liability by the Debtor. The Debtor reserves the right to dispute any claims reflected on its Schedules or SOFA on any grounds, including to assert an offset or any defense to any claim reflected on the Schedules and/or SOFA with respect to, but not limited to, amount, liability or classification, or to otherwise subsequently designate such claims as "disputed," "contingent" or "unliquidated." The Debtor reserves the right to amend these Schedules and SOFA accordingly.

Classifications. Listing a claim on (i) Schedule E as "priority" or (ii) Schedule F as "unsecured nonpriority," or listing a contract on Schedule G as "executory" or "unexpired," does not constitute an admission by the Debtor of the legal rights of the claimant, or a waiver of the Debtor's right to recharacterize or reclassify such claim or contract. In particular, the Debtor reserves the right to amend the Schedules and SOFA to recharacterize or reclassify any such contract or claim.

Global Notes Control. In the event the Schedules and SOFA differ from the foregoing Global Notes, the Global Notes shall control.

Insiders. The Debtor has included in response to question 23 of the SOFA all withdrawals or distributions credited or given to an insider, including compensation in any form, bonuses, loans, stock redemptions, options exercised and any other perquisite during one year immediately preceding the Petition Date. Persons listed as "insiders" have been included for informational purposes only. The Debtor does not take any position with respect to (a) such person's influence over the control of the Debtor, (b) the management responsibilities or functions of such individual, (c) the decision-making or corporate authority of such individual or (d) whether such individual could successfully argue that he or she is not an "insider" under section 101(31) of the Bankruptcy Code or applicable law.

Contingent Assets. The Debtor believes that it possesses certain claims and causes of action against various parties. Additionally, the Debtor may possess contingent claims in the form of various avoidance actions it could commence under the provisions of chapter 5 of the Bankruptcy Code and other relevant non-bankruptcy laws. The Debtor reserves all of its rights with respect to any claims, causes of action or avoidance actions it may have and nothing

contained in these Global Notes or the Schedules and SOFA shall be deemed a waiver of any such claims, avoidance actions or causes of action or in any way prejudice or impair the assertion of such claims.

Recharacterization. The Debtor has made reasonable efforts to characterize, classify, categorize or designate the claims, assets, executory contracts, unexpired leases and other items reported in the Schedules and SOFA correctly. However, the Debtor may have improperly characterized, classified, categorized or designated certain items. Thus, the Debtor reserves its rights to recharacterize, reclassify, recategorize or redesignate items reported in the Schedules and SOFA at a later time as necessary or appropriate as additional information becomes available, including, but not limited to, whether contracts listed herein were executory as of the Petition Date or remain executory post-petition.

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**UNITED STATES BANKRUPTCY COURT
District of New Jersey**

In re Windsor Lake Estates, L.L.C.,
Debtor

Case No. _____
Chapter 11

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [or chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See 11 U.S.C. § 112 and Fed. R. Bankr. P. 1007(m).

(1) <i>Name of creditor and complete mailing address including zip code</i>	(2) <i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	(3) <i>Nature of claim (trade debt, bank loan, government contract, etc.</i>	(4) <i>Indicate if claim is contingent, unliquidated, disputed or subject to setoff</i>	(5) <i>Amount of claim [if secured also state value of security]</i>
Laura Broussard 8 Staffordshire Sparta, NJ 07811				217,558.00
James H. G. Naisby 11 Bunn Road Hamburg, NJ 07419				215,550.00
Riker Danzig Scherer Hyland Perretti LLP Headquarters Plaza One Speedwell Avenue Morristown, NJ 07962-1981				150,000.00

(1) <i>Name of creditor and complete mailing address including zip code</i>	(2) <i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	(3) <i>Nature of claim (trade debt, bank loan, government contract, etc.</i>	(4) <i>Indicate if claim is contingent, unliquidated, disputed or subject to setoff</i>	(5) <i>Amount of claim [if secured also state value of security]</i>
Lentini Paving Contractors, Inc. Attn. Charles Turner, Esq. Turner Law Firm, LLC 76 South Orange Ave., PO Box 526 South Orange, NJ 07079			Contingent Unliquidated Disputed	87,716.96
Snyder's Nursery, LLC PO Box 145 Greendell, NJ 07839			Disputed	60,000.00
Riva Concrete, Inc. Attn. Andrew R. Turner, Esq. Turner Law Firm, LLC 76 South Orange Ave., PO Box 526 South Orange, NJ 07079			Contingent Unliquidated Disputed	50,000.00
Garzillo Construction Co., Inc. Attn. Florio Perrucci Steinhardt & Fader, LLC 218 Route 17 North, Suite 300 Rochelle Park, NJ 07662			Contingent Unliquidated Disputed	50,000.00
J. Van Houten Electric, Inc. 27 Ironia Road Flanders, NJ 07836			Disputed	49,500.00

(1) <i>Name of creditor and complete mailing address including zip code</i>	(2) <i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	(3) <i>Nature of claim (trade debt, bank loan, government contract, etc.</i>	(4) <i>Indicate if claim is contingent, unliquidated, disputed or subject to setoff</i>	(5) <i>Amount of claim [if secured also state value of security]</i>
Warren Lumber & Millwork, Inc. Attn. Mitchell J. Malzberg, Esq. Mitnick & Malzberg, PC 29 Race Street Frenchtown, NJ 08825			Contingent Disputed	45,000.00
American Express Travel Related Services Attn. Nationwide Credit, Inc. 2015 Vaughn Road NW, Suite 400 Kennesaw, GA 30114-7802				43,205.71
Dufek & Migliaro Plumbing, Inc. 333 Hurst Street Linden, NJ 07036			Disputed	40,000.00
Contemporary Pools and Spas 10 Laurel Drive Green Twp., NJ 07869			Disputed	40,000.00
Xcel Plumbing Attn. David P. Wadyka, Esq. DiFrancesco Bateman, et al. 15 Mountain Boulevard Warren, NJ 07059-5611				32,681.42


(1) <i>Name of creditor and complete mailing address including zip code</i>	(2) <i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	(3) <i>Nature of claim (trade debt, bank loan, government contract, etc.</i>	(4) <i>Indicate if claim is contingent, unliquidated, disputed or subject to setoff</i>	(5) <i>Amount of claim [if secured also state value of security]</i>
Brach Eichler L.L.C. Attn. Bobby Kasolas, Esq. 101 Eisenhower Parkway Roseland, NJ 07068				22,489.41
Quality Stone Veneer, EP, LLC PO Box 117 50 Refton Road Refton, PA 17568			Contingent Unliquidated Disputed	15,043.00
Eastern Garage Doors and Eastern Aluminum 106 Iron Mountain Road Mine Hill, NJ 07803			Contingent Unliquidated Disputed	11,519.00
Weiner Lesniak LLP Attn. Louis I. Karp, Esq. 629 Parsippany Road Parsippany, NJ 07054				11,249.71
Northern Rain Irrigation Contractors PO Box 338 Greendell, NJ 07839			Disputed	11,171.20
Raleia Construction, Inc. Attn. Rose Marie Sardo, Esq. Sardo & Batista, PC 134 Wilson Avenue Newark, NJ 07105			Contingent Unliquidated Disputed	7,251.00
Simply Stone 8948 Grady Drive Breinigsville, PA 18031			Contingent Unliquidated Disputed	6,568.00

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, [the president or other officer or an authorized agent of the corporation] named as debtor in this case, declare under penalty of perjury that I have read the foregoing LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS and that it is true and correct to the best of my information and belief.

Date December 21, 2010

Signature


BRIAN PATRICK DELANEY,
Sole Member of Windsor Lake Estates, L.L.C.

B6 Summary (Official Form 6 - Summary) (12/07)

United States Bankruptcy Court
District of New Jersey

In re Windsor Lake Estates, L.L.C.
Debtor

Case No. _____

Chapter 11

SUMMARY OF SCHEDULES

Indicate as to each schedule whether that schedule is attached and state the number of pages in each. Report the totals from Schedules A, B, D, E, F, I, and J in the boxes provided. Add the amounts from Schedules A and B to determine the total amount of the debtor's assets. Add the amounts of all claims from Schedules D, E, and F to determine the total amount of the debtor's liabilities. Individual debtors must also complete the "Statistical Summary of Certain Liabilities and Related Data" if they file a case under chapter 7, 11, or 13.

AMOUNTS SCHEDULED

NAME OF SCHEDULE	ATTACHED (YES/NO)	NO. OF SHEETS	ASSETS	LIABILITIES	OTHER
A - Real Property	YES	1	\$ Unknown.		
B - Personal Property	YES	3	\$ 93,116.00		
C - Property Claimed as exempt	YES	1			
D - Creditors Holding Secured Claims	YES	2		\$ 3,730,000.00	
E - Creditors Holding Unsecured Priority Claims (Total of Claims on Schedule E)	YES	3		\$ 0.00	
F - Creditors Holding Unsecured Nonpriority Claims	YES	10		\$ 1,188,129.23	
G - Executory Contracts and Unexpired Leases	YES	1			
H - Codebtors	YES	2			
I - Current Income of Individual Debtor(s)	NO	0			\$ 0.00
J - Current Expenditures of Individual Debtors(s)	NO	0			\$ 0.00
TOTAL		23	\$ 93,116.00	\$ 4,918,129.23	

In re Windsor Lake Estates, L.L.C.
Debtor

Case No. _____

Chapter 11

STATISTICAL SUMMARY OF CERTAIN LIABILITIES AND RELATED DATA (28 U.S.C. § 159)

If you are an individual debtor whose debts are primarily consumer debts, as defined in § 101(8) of the Bankruptcy Code (11 U.S.C. § 101(8)), filing a case under chapter 7, 11 or 13, you must report all information requested below.

☒ Check this box if you are an individual debtor whose debts are NOT primarily consumer debts. You are not required to report any information here.

This information is for statistical purposes only under 28 U.S.C. § 159.

Summarize the following types of liabilities, as reported in the Schedules, and total them.

Type of Liability	Amount
Domestic Support Obligations (from Schedule E)	\$ N.A.
Taxes and Certain Other Debts Owed to Governmental Units (from Schedule E)	\$ N.A.
Claims for Death or Personal Injury While Debtor Was Intoxicated (from Schedule E) (whether disputed or undisputed)	\$ N.A.
Student Loan Obligations (from Schedule F)	\$ N.A.
Domestic Support, Separation Agreement, and Divorce Decree Obligations Not Reported on Schedule E	\$ N.A.
Obligations to Pension or Profit-Sharing, and Other Similar Obligations (from Schedule F)	\$ N.A.
TOTAL	\$ N.A.

State the Following:

Average Income (from Schedule I, Line 16)	\$ N.A.
Average Expenses (from Schedule J, Line 18)	\$ N.A.
Current Monthly Income (from Form 22A Line 12; OR , Form 22B Line 11; OR , Form 22C Line 20)	\$ N.A.

State the Following:

1. Total from Schedule D, "UNSECURED PORTION, IF ANY" column		\$ N.A.
2. Total from Schedule E, "AMOUNT ENTITLED TO PRIORITY" column.	\$ N.A.	
3. Total from Schedule E, "AMOUNT NOT ENTITLED TO PRIORITY, IF ANY" column		\$ N.A.
4. Total from Schedule F		\$ N.A.
5. Total of non-priority unsecured debt (sum of 1, 3, and 4)		\$ N.A.

In re Windsor Lake Estates, L.L.C. Case No. _____
 Debtor (If known)

SCHEDULE A - REAL PROPERTY

Except as directed below, list all real property in which the debtor has any legal, equitable, or future interest, including all property owned as a co-tenant, community property, or in which the debtor has a life estate. Include any property in which the debtor holds rights and powers exercisable for the debtor's own benefit. If the debtor is married, state whether husband, wife, both, or the marital community own the property by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the debtor holds no interest in real property, write "None" under "Description and Location of Property."

Do not include interests in executory contracts and unexpired leases on this schedule. List them in Schedule G - Executory Contracts and Unexpired Leases.

If an entity claims to have a lien or hold a secured interest in any property, state the amount of the secured claim. See Schedule D. If no entity claims to hold a secured interest in the property, write "None" in the column labeled "Amount of Secured Claim."

If the debtor is an individual or if a joint petition is filed, state the amount of any exemption claimed in the property only in Schedule C - Property Claimed as Exempt.

DESCRIPTION AND LOCATION OF PROPERTY	NATURE OF DEBTOR'S INTEREST IN PROPERTY	HUSBAND, WIFE, JOINT OR COMMUNITY	CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY, WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION	AMOUNT OF SECURED CLAIM
Residential development property consisting of Tax Lots 24, 25, 27, 28, 29, 31, 32, 34, 36 in Block 35.06; Tax Lots 12, 13, 14 in Block 35.07; and Tax Lots 38.03, 38.04, 38.07, 38.08, 47.02, 47.03 in Block 35, as shown on the Township of Sparta Tax Map Sparta, New Jersey			Unknown	3,060,000.00
Residential development property consisting of Lot 33 in Block 35.06 and Lot 33 in Block 35, as shown on the Township of Sparta Tax Map Sparta, New Jersey			Unknown	470,000.00
Residential development property consisting of Tax Lot 20 in Block 35.06, as shown on the Township of Sparta Tax Map Sparta, New Jersey			Unknown	200,000.00
* In November 2009, an appraisal was issued on Lot 34 in Block 35.06 as having a value of \$2,000,000, and a separate appraisal was issued on the twenty (20) remaining lots as having a value of \$7,900,000.				

Total ➤ Unknown.
 (Report also on Summary of Schedules.)

In re Windsor Lake Estates, L.L.C.

Debtor

Case No.

(If known)

SCHEDULE B - PERSONAL PROPERTY

Except as directed below, list all personal property of the debtor of whatever kind. If the debtor has no property in one or more of the categories, place an "x" in the appropriate position in the column labeled "None." If additional space is needed in any category, attach a separate sheet properly identified with the case name, case number, and the number of the category. If the debtor is married, state whether husband, wife, both, or the marital community own the property by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the debtor is an individual or a joint petition is filed, state the amount of any exemptions claimed only in Schedule C - Property Claimed as Exempt.

Do not list interests in executory contracts and unexpired leases on this schedule. List them in Schedule G - Executory Contracts and Unexpired Leases.

If the property is being held for the debtor by someone else, state that person's name and address under "Description and Location of Property." If the property is being held for a minor child, simply state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See. 11 U.S.C. § 112 and Fed. R. Bankr. P. 1007(m).

TYPE OF PROPERTY	N O N E	DESCRIPTION AND LOCATION OF PROPERTY	HUSBAND, WIFE, JOINT OR COMMUNITY	CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY, WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION
1. Cash on hand.	X			
2. Checking, savings or other financial accounts, certificates of deposit, or shares in banks, savings and loan, thrift, building and loan, and homestead associations, or credit unions, brokerage houses, or cooperatives.		Checking account number ending 8205 (Windsor Lake Estates LLC Primary Account) First Hope Bank PO Box 296 Hope, NJ 07844		116.00
		Checking account number ending 9644 Bank of America account has negative balance		
		Balance of monies held in Weiner Lesniak Trust Account		500.00
3. Security deposits with public utilities, telephone companies, landlords, and others.		Performance bond on deposit with Township of Sparta Township of Sparta 60 Main Street Sparta, NJ 07871-1986		16,000.00
4. Household goods and furnishings, including audio, video, and computer equipment.	X			
5. Books, Pictures and other art objects, antiques, stamp, coin, record, tape, compact disc, and other collections or collectibles.	X			
6. Wearing apparel.	X			
7. Furs and jewelry.	X			

In re Windsor Lake Estates, L.L.C.

Case No. _____

Debtor

(If known)

SCHEDULE B - PERSONAL PROPERTY

(Continuation Sheet)

TYPE OF PROPERTY	N O N E	DESCRIPTION AND LOCATION OF PROPERTY	HUSBAND, WIFE, JOINT OR COMMUNITY	CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY, WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION
8. Firearms and sports, photographic, and other hobby equipment.	X			
9. Interests in insurance policies. Name insurance company of each policy and itemize surrender or refund value of each.	X			
10. Annuities. Itemize and name each issuer.	X			
11. Interests in an education IRA as defined in 26 U.S.C. § 530(b)(1) or under a qualified State tuition plan as defined in 26 U.S.C. § 529(b)(1). Give particulars. (File separately the record(s) of any such interest(s). 11 U.S.C. § 521(c).)	X			
12. Interests in IRA, ERISA, Keogh, or other pension or profit sharing plans. Give particulars.	X			
13. Stock and interests in incorporated and unincorporated businesses. Itemize.	X			
14. Interests in partnerships or joint ventures. Itemize.		Lone Eagle Partners, LLC No assets.		Unknown
15. Government and corporate bonds and other negotiable and non-negotiable instruments.	X			
16. Accounts receivable.	X			
17. Alimony, maintenance, support, and property settlement to which the debtor is or may be entitled. Give particulars.	X			
18. Other liquidated debts owing debtor including tax refunds. Give particulars.	X			
19. Equitable or future interests, life estates, and rights or powers exercisable for the benefit of the debtor other than those listed in Schedule A - Real Property.	X			
20. Contingent and noncontingent interests in estate or a decedent, death benefit plan, life insurance policy, or trust.	X			
21. Other contingent and unliquidated claims of every nature, including tax refunds, counterclaims of the debtor, and rights of setoff claims. Give estimated value of each.		Claim against Richard Crepeau, et al. former manager (lawsuit pending seeking in excess of \$3.5 million) Potential claims against Marcum Rosenfarb, LLC		Unknown Unknown
22. Patents, copyrights, and other intellectual property. Give particulars.	X			

In re Windsor Lake Estates, L.L.C.

Case No. _____

Debtor

(If known)

SCHEDULE B - PERSONAL PROPERTY

(Continuation Sheet)

TYPE OF PROPERTY	N O N E	DESCRIPTION AND LOCATION OF PROPERTY	HUSBAND, WIFE, JOINT OR COMMUNITY	CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY, WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION
23. Licenses, franchises, and other general intangibles. Give particulars.	X			
24. Customer lists or other compilations containing personally identifiable information (as defined in 11 U.S.C. §101(41A)) provided to the debtor by individuals in connection with obtaining a product or service from the debtor primarily for personal, family, or household purposes.	X			
25. Automobiles, trucks, trailers, and other vehicles and accessories.	X			
26. Boats, motors, and accessories.	X			
27. Aircraft and accessories.	X			
28. Office equipment, furnishings, and supplies.		Conference table, facsimile machine, paper, Dell laptop 19 Windemere Way Sparta, NJ 07871		Unknown
29. Machinery, fixtures, equipment, and supplies used in business.		CAT Backhoe (damaged) Spec House Windemere Way Sparta, NJ 07871		Unknown
30. Inventory.	X			
31. Animals.	X			
32. Crops - growing or harvested. Give particulars.	X			
33. Farming equipment and implements.	X			
34. Farm supplies, chemicals, and feed.	X			
35. Other personal property of any kind not already listed. Itemize.		Deposit from Randall and Joanna Beach for purchase of Lot 13, Block 35.07 and custom home to be built thereon Weiner Lesniak Trust Account		76,500.00
0 continuation sheets attached Total				\$ 93,116.00

(Include amounts from any continuation
sheets attached. Report total also on
Summary of Schedules.)

In re Windsor Lake Estates, L.L.C.

Case No. _____

Debtor

(If known)

SCHEDULE C - PROPERTY CLAIMED AS EXEMPT

Debtor claims the exemptions to which debtor is entitled under:
(Check one box)

☐ 11 U.S.C. § 522(b)(2)

☐ Check if debtor claims a homestead exemption that exceeds
\$146,450*.

☐ 11 U.S.C. § 522(b)(3)

DESCRIPTION OF PROPERTY	SPECIFY LAW PROVIDING EACH EXEMPTION	VALUE OF CLAIMED EXEMPTION	CURRENT VALUE OF PROPERTY WITHOUT DEDUCTING EXEMPTION
Not Applicable.			

B6D (Official Form 6D) (12/07)

In re Windsor Lake Estates, L.L.C.
Debtor

Case No. _____
(If known)

SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS

State the name, mailing address, including zip code and last four digits of any account number of all entities holding claims secured by property of the debtor as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. List creditors holding all types of secured interests such as judgment liens, garnishments, statutory liens, mortgages, deeds of trust, and other security interests.

List creditors in alphabetical order to the extent practicable. If a minor child is a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m). If all secured creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H - Codebtors. If a joint petition is filed, state whether husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community."

If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Total the columns labeled "Amount of Claim Without Deducting Value of Collateral" and "Unsecured Portion, if Any" in the boxes labeled "Total(s)" on the last sheet of the completed schedule. Report the total from the column labeled "Amount of Claim Without Deducting Value of Collateral" also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report the total from the column labeled "Unsecured Portion, if Any" on the Statistical Summary of Certain Liabilities and Related Data.

☐ Check this box if debtor has no creditors holding secured claims to report on this Schedule D.

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See Instructions Above.)	CODEBTOR HUSBAND, WIFE, JOINT OR COMMUNITY	DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND VALUE OF PROPERTY SUBJECT TO LIEN	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL	UNSECURED PORTION, IF ANY
ACCOUNT NO. 8070 First Hope Bank 220 Woodport Road Sparta, NJ 07871	X	Lien: Land Loan Security: Tax Lots 24, 25, 27, 28, 29, 31, 32, 34, 36 in Block 35.06; Tax Lots 12, 13, 14 in Block 35.07; and Tax Lots 38.03, 38.04, 38.07, 38.08, 47.02, 47.03 in Block 35, as shown on the Township of Sparta Tax Map VALUE \$ Unknown.				1,600,000.00	Unknown.
ACCOUNT NO. 8089 First Hope Bank 220 Woodport Road Sparta, NJ 07871	X	Lien: Revolving Construction Loan Security: Tax Lots 24, 25, 27, 28, 29, 31, 32, 34, 36 in Block 35.06; Tax Lots 12, 13, 14 in Block 35.07; and Tax Lots 38.03, 38.04, 38.07, 38.08, 47.02, 47.03 in Block 35, as shown on the Township of Sparta Tax Map VALUE \$ Unknown.				1,460,000.00	Unknown.
ACCOUNT NO. 9315 First Hope Bank 220 Woodport Road Sparta, NJ 07871	X	Lien: First Mortgage Security: Lot 33 in Block 35.06 and Lot 33 in Block 35 as shown on the Township of Sparta Tax Map VALUE \$ Unknown.			X	470,000.00	Unknown.
Subtotal (Total of this page)						\$3,530,000.00	Unknown.
Total (Use only on last page)						\$	\$

1 continuation sheets attached

(Report also on
Summary of Schedules)
(If applicable, report
also on Statistical
Summary of Certain
Liabilities and Related
Data.)

B6D (Official Form 6D) (12/07) – Cont.

In re Windsor Lake Estates, L.L.C.,
Debtor

Case No. _____
(If known)

SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS

(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See Instructions Above.)	CODEBTOR HUSBAND, WIFE, JOINT OR COMMUNITY	DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND VALUE OF PROPERTY SUBJECT TO LIEN	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL	UNSECURED PORTION, IF ANY
ACCOUNT NO.							
First Hope Bank Attn. M. Murphy Durkin, Esq. Durkin & Durkin, LLP 1120 Bloomfield Avenue West Caldwell, NJ 07007-9452						Notice Only	Notice Only
		VALUE \$ 0.00					
ACCOUNT NO.							
First Hope Bank Attn. M. Richard Valenti, Esq. Morris, Downing & Sherred, LLP One Main Street, PO Box 67 Newton, NJ 07860						Notice Only	Notice Only
		VALUE \$ 0.00					
ACCOUNT NO.		Lien: First Mortgage Security: Lot 20 in Block 35.06, as shown on the Township of Sparta Tax Map				200,000.00	Unknown.
Robert Giblin 82 Washington Street Rumson, NJ 07760							
		VALUE \$ Unknown.					
ACCOUNT NO.							
		VALUE \$					
ACCOUNT NO.							
		VALUE \$					

Sheet no. 1 of 1 continuation sheets attached to
Schedule of Creditors Holding Secured Claims

Subtotal (s) \$ 200,000.00 \$ Unknown.
(Total(s) of this page)
Total(s) \$ 3,730,000.00 \$ Unknown.
(Use only on last page)

(Report also on
Summary of Schedules) (If applicable, report
also on Statistical
Summary of Certain
Liabilities and Related

B6E (Official Form 6E) (04/10)

In re Windsor Lake Estates, L.L.C.
Debtor

Case No. _____
(if known)

SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS

A complete list of claims entitled to priority, listed separately by type of priority, is to be set forth on the sheets provided. Only holders of unsecured claims entitled to priority should be listed in this schedule. In the boxes provided on the attached sheets, state the name, mailing address, including zip code, and last four digits of the account number, if any, of all entities holding priority claims against the debtor or the property of the debtor, as of the date of the filing of the petition. Use a separate continuation sheet for each type of priority and label each with the type of priority.

The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See 11 U.S.C. § 112 and Fed.R.Bankr.P. 1007(m).

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H-Codebtors. If a joint petition is filed, state whether husband, wife, both of them or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Report the total of claims listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all claims listed on this Schedule E in the box labeled "Total" on the last sheet of the completed schedule. Report this total also on the Summary of Schedules.

Report the total of amounts entitled to priority listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all amounts entitled to priority listed on this Schedule E in the box labeled "Totals" on the last sheet of the completed schedule. Individual debtors with primarily consumer debts report this total also on the Statistical Summary of Certain Liabilities and Related Data.

Report the total of amounts not entitled to priority listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all amounts not entitled to priority listed on this Schedule E in the box labeled "Totals" on the last sheet of the completed schedule. Individual debtors with primarily consumer debts report this total also on the Statistical Summary of Certain Liabilities and Related Data.

☐ Check this box if debtor has no creditors holding unsecured priority claims to report on this Schedule E.

TYPES OF PRIORITY CLAIMS (Check the appropriate box(es) below if claims in that category are listed on the attached sheets)

☐ **Domestic Support Obligations**

Claims for domestic support that are owed to or recoverable by a spouse, former spouse, or child of the debtor, or the parent, legal guardian, or responsible relative of such a child, or a governmental unit to whom such a domestic support claim has been assigned to the extent provided in 11 U.S.C. § 507(a)(1).

☐ **Extensions of credit in an involuntary case**

Claims arising in the ordinary course of the debtor's business or financial affairs after the commencement of the case but before the earlier of the appointment of a trustee or the order for relief. 11 U.S.C. § 507(a)(3).

☐ **Wages, salaries, and commissions**

Wages, salaries, and commissions, including vacation, severance, and sick leave pay owing to employees and commissions owing to qualifying independent sales representatives up to \$11,725* per person earned within 180 days immediately preceding the filing of the original petition, or the cessation of business, whichever occurred first, to the extent provided in 11 U.S.C. § 507(a)(4).

☐ **Contributions to employee benefit plans**

Money owed to employee benefit plans for services rendered within 180 days immediately preceding the filing of the original petition, or the cessation of business, whichever occurred first, to the extent provided in 11 U.S.C. § 507(a)(5).

**Amount subject to adjustment on 4/1/13 and every three years thereafter with respect to cases commenced on or after the date of adjustment.*

B6E (Official Form 6E) (04/10) - Cont.

In re Windsor Lake Estates, L.L.C.
Debtor

Case No. _____
(if known)

☐ **Certain farmers and fishermen**

Claims of certain farmers and fishermen, up to \$5,775* per farmer or fisherman, against the debtor, as provided in 11 U.S.C. § 507(a)(6).

☐ **Deposits by individuals**

Claims of individuals up to \$2,600* for deposits for the purchase, lease, or rental of property or services for personal, family, or household use, that were not delivered or provided. 11 U.S.C. § 507(a)(7).

☒ **Taxes and Certain Other Debts Owed to Governmental Units**

Taxes, customs duties, and penalties owing to federal, state, and local governmental units as set forth in 11 U.S.C. § 507(a)(8).

☐ **Commitments to Maintain the Capital of an Insured Depository Institution**

Claims based on commitments to the FDIC, RTC, Director of the Office of Thrift Supervision, Comptroller of the Currency, or Board of Governors of the Federal Reserve System, or their predecessors or successors, to maintain the capital of an insured depository institution. 11 U.S.C. § 507 (a)(9).

☐ **Claims for Death or Personal Injury While Debtor Was Intoxicated**

Claims for death or personal injury resulting from the operation of a motor vehicle or vessel while the debtor was intoxicated from using alcohol, a drug, or another substance. 11 U.S.C. § 507(a)(10).

** Amounts are subject to adjustment on 4/01/13, and every three years thereafter with respect to cases commenced on or after the date of adjustment.*

B6E (Official Form 6E) (04/10) - Cont.

In re Windsor Lake Estates, L.L.C.,
DebtorCase No. _____
(If known)**SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS**

(Continuation Sheet) Sec. 507(a)(8)

Type of Priority for Claims Listed on This Sheet

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above..)	CODEBTOR HUSBAND, WIFE, JOINT OR COMMUNITY	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM	AMOUNT ENTITLED TO PRIORITY	AMOUNT NOT ENTITLED TO PRIORITY, IF ANY
ACCOUNT NO.								
Internal Revenue Service District Director 955 South Springfield Avenue PO Box 724 Springfield, NJ 07081						Notice Only	Notice Only	Notice Only
ACCOUNT NO.								
Internal Revenue Service Special Procedures Branch Attn. Bankruptcy Section PO Box 744 Springfield, NJ 07081-0744						Notice Only	Notice Only	Notice Only
ACCOUNT NO.								
State of New Jersey Division of Taxation Gross Income Tax 50 Barrack Street, PO Box 269 Trenton, NJ 08625						Notice Only	Notice Only	Notice Only
ACCOUNT NO.								
Subtotal ➤						\$ 0.00	\$	\$
(Totals of this page)								
Total ➤						\$ 0.00		
(Use only on last page of the completed Schedule E.) Report also on the Summary of Schedules)								
Totals ➤						\$	\$ 0.00	\$ 0.00
(Use only on last page of the completed Schedule E. If applicable, report also on the Statistical Summary of Certain Liabilities and Related Data.)								

Sheet no. 1 of 1 continuation sheets attached to Schedule of
Creditors Holding Priority Claims

B6F (Official Form 6F) (12/07)

In re Windsor Lake Estates, L.L.C.,
DebtorCase No. _____
(If known)**SCHEDULE F- CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS**

State the name, mailing address, including zip code, and last four digits of any account number, of all entities holding unsecured claims without priority against the debtor or the property of the debtor, as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See 11 U.S.C. § 112 and Fed. R. Bankr. P. 1007(m). Do not include claims listed in Schedules D and E. If all creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H - Codebtors. If a joint petition is filed, state whether husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community."

If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Report the total of all claims listed on this schedule in the box labeled "Total" on the last sheet of the completed schedule. Report this total also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report this total also on the Statistical Summary of Certain Liabilities and Related Data.

☐ Check this box if debtor has no creditors holding unsecured claims to report on this Schedule F.

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODEBTOR	HUSBAND, WIFE, JOINT OR COMMUNITY	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
ACCOUNT NO. AC Drywall, L.L.C. 133 Flanders Drakestown Road Flanders, NJ 07836			Consideration: Trade debt			X	3,000.00
ACCOUNT NO. Alan Spector Spector Associated Architects 19 Fox Hill Road Lafayette, NJ 07848	X		Consideration: Trade debt Lawsuit filed; judgment entered	X	X	X	1,699.50
ACCOUNT NO. 1007 American Express Travel Related Services Attn. Nationwide Credit, Inc. 2015 Vaughn Road NW, Suite 400 Kennesaw, GA 30114-7802			Consideration: Trade debt				43,205.71
ACCOUNT NO. 3391 Arzee Supply 15 E. Fredericks Place Cedar Knolls, NJ 07927			Consideration: Trade debt			X	2,794.72

9 continuation sheets attached

Subtotal > \$ 50,699.93

Total > \$

(Use only on last page of the completed Schedule F.)
(Report also on Summary of Schedules and, if applicable, on the Statistical
Summary of Certain Liabilities and Related Data.)

B6F (Official Form 6F) (12/07) - Cont.

In re Windsor Lake Estates, L.L.C.,
DebtorCase No. _____
(If known)**SCHEDULE F- CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS**

(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODEBETOR	HUSBAND, WIFE, JOINT OR COMMUNITY	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF,	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
ACCOUNT NO.			Consideration: Legal Services				
Brach Eichler L.L.C. Attn. Bobby Kasolas, Esq. 101 Eisenhower Parkway Roseland, NJ 07068							22,489.41
ACCOUNT NO.							
Brian Patrick Delaney 19 Windemere Way Sparta, NJ 07871							Unknown
ACCOUNT NO.			Consideration: Trade debt				
Carpet & Wood Gallery Corp. 110 Summit Avenue Chatham, NJ 07928					X		3,000.00
ACCOUNT NO. -461							
Century Link PO Box 96064 Charlotte, NC 28296-0064							Notice Only
ACCOUNT NO.			Consideration: Trade debt				
Contemporary Pools and Spas 10 Laurel Drive Green Twp., NJ 07869					X		40,000.00

Sheet no. 1 of 9 continuation sheets attached
to Schedule of Creditors Holding Unsecured
Nonpriority Claims

Subtotal > \$ 65,489.41

Total > \$

(Use only on last page of the completed Schedule F.)
(Report also on Summary of Schedules and, if applicable, on the
Statistical Summary of Certain Liabilities and Related Data.)

B6F (Official Form 6F) (12/07) - Cont.

In re Windsor Lake Estates, L.L.C.,
DebtorCase No. _____
(If known)**SCHEDULE F- CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS**

(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODEBETOR HUSBAND, WIFE, JOINT OR COMMUNITY	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF,	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
ACCOUNT NO.		Consideration: Subcontractor claim				
Direct Cabinet Sales, Inc. Attn. Alan Glazner, Esq. 216 North Avenue East Cranford, NJ 07016		Lawsuit filed; Debtor successful on trial; case dismissed	X	X	X	0.00
ACCOUNT NO.		Consideration: Trade debt				
Dufek & Migliaro Plumbing, Inc. 333 Hurst Street Linden, NJ 07036					X	40,000.00
ACCOUNT NO.		Consideration: Trade debt				
Eastern Garage Doors and Eastern Aluminum 106 Iron Mountain Road Mine Hill, NJ 07803	X	Lawsuit filed; entry of default obtained; judgment entered	X	X	X	11,519.00
ACCOUNT NO.						
Elizabethtown Gas PO Box 4569 Location 6250 Atlanta, GA 30302						Notice Only
ACCOUNT NO.		Consideration: Trade debt				
Fireside Hearth & Home PO Box 414845 Boston, MA 02241-4845					X	2,650.00

Sheet no. 2 of 9 continuation sheets attached
to Schedule of Creditors Holding Unsecured
Nonpriority Claims

Subtotal > \$ 54,169.00

Total > \$

(Use only on last page of the completed Schedule F.)
(Report also on Summary of Schedules and, if applicable, on the
Statistical Summary of Certain Liabilities and Related Data.)

B6F (Official Form 6F) (12/07) - Cont.

In re Windsor Lake Estates, L.L.C.,
DebtorCase No. _____
(If known)**SCHEDULE F- CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS**

(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODEBTR HUSBAND, WIFE, JOINT OR COMMUNITY	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF,	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
ACCOUNT NO.						
First Hope Bank PO Box 296 Hope, NJ 07844						Notice Only
ACCOUNT NO.		Consideration: Subcontractor claim Lawsuit filed				
Garzillo Construction Co., Inc. Attn. Florio Perrucci Steinhardt & Fader, LLC 218 Route 17 North, Suite 300 Rochelle Park, NJ 07662			X	X	X	50,000.00
ACCOUNT NO.		Consideration: Subcontractor claim				
GC Builders Attn. Florio Perrucci Steinhardt & Fader, LLC 218 Route 17 North, Suite 300 Rochelle Park, NJ 07662			X	X	X	Unknown
ACCOUNT NO.		Consideration: Trade debt				
Grinnell Recycling, Inc. Attn. Euler Hermes UMA 7-11 South Broadway, Suite 314 White Plains, NY 10601					X	3,081.60
ACCOUNT NO.		Consideration: Trade debt				
J. Van Houten Electric, Inc. 27 Ironia Road Flanders, NJ 07836					X	49,500.00

Sheet no. 3 of 9 continuation sheets attached
to Schedule of Creditors Holding Unsecured
Nonpriority Claims

Subtotal ► \$ 102,581.60

Total ► \$

(Use only on last page of the completed Schedule F.)
(Report also on Summary of Schedules and, if applicable, on the
Statistical Summary of Certain Liabilities and Related Data.)

B6F (Official Form 6F) (12/07) - Cont.

In re Windsor Lake Estates, L.L.C.,
DebtorCase No. _____
(If known)**SCHEDULE F- CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS**

(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODEBTOR HUSBAND, WIFE, JOINT OR COMMUNITY	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF,	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
ACCOUNT NO.						
James A. Connors Associates, Inc. 225 Madison Avenue PO Box 336 Morristown, NJ 07963-0336						Notice Only
ACCOUNT NO.		Consideration: Loan				
James H. G. Naisby 11 Bunn Road Hamburg, NJ 07419						215,550.00
ACCOUNT NO.						
Jersey Central Power & Light Co. PO Box 16001 Reading, PA 19612-6001						Notice Only
ACCOUNT NO.		Consideration: Trade debt				
John Feher, Inc. 239 Myrtle Avenue Boonton, NJ 07005					X	5,400.00
ACCOUNT NO.		Consideration: Trade debt				
John Feher, Inc. Attn. Transworld Systems PO Box 1864 Santa Rosa, CA 95402					X	Notice Only

Sheet no. 4 of 9 continuation sheets attached
to Schedule of Creditors Holding Unsecured
Nonpriority Claims

Subtotal > \$ 220,950.00

Total > \$

(Use only on last page of the completed Schedule F.)
(Report also on Summary of Schedules and, if applicable, on the
Statistical Summary of Certain Liabilities and Related Data.)

B6F (Official Form 6F) (12/07) - Cont.

In re Windsor Lake Estates, L.L.C.,
Debtor

Case No. _____
(If known)

SCHEDULE F- CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODEBTR HUSBAND, WIFE, JOINT OR COMMUNITY	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF,	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
ACCOUNT NO. Laura Broussard 8 Staffordshire Sparta, NJ 07811						217,558.00
ACCOUNT NO. Lentini Paving Contractors, Inc. Attn. Charles Turner, Esq. Turner Law Firm, LLC 76 South Orange Ave., PO Box 526 South Orange, NJ 07079		Consideration: Subcontractor claim Lawsuit filed; case settled	X	X	X	87,716.96
ACCOUNT NO. Marcum LLP aka M&K Rosenfarb LLC aka Marcum Rosenfarb LLC 101 Eisenhower Parkway Roseland, NJ 07068	X	Consideration: Accounting services	X	X	X	Unknown
ACCOUNT NO. Marcum LLP aka M&K Rosenfarb LLC aka Marcum Rosenfarb LLC 4000 Route 66 Tinton Falls, NJ 07753						Notice Only
ACCOUNT NO. Marcum LLP Attn. Jeffrey M. Rothbard, Esq. Rothbard Rothbard Kohn & Kellar 50 Park Place, 12th Floor Newark, NJ 07102						Notice Only

Sheet no. 5 of 9 continuation sheets attached
to Schedule of Creditors Holding Unsecured
Nonpriority Claims

Subtotal > \$ 305,274.96

Total > \$

(Use only on last page of the completed Schedule F.)
(Report also on Summary of Schedules and, if applicable, on the
Statistical Summary of Certain Liabilities and Related Data.)

B6F (Official Form 6F) (12/07) - Cont.

In re Windsor Lake Estates, L.L.C.,
DebtorCase No. _____
(If known)**SCHEDULE F- CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS**
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODEBTOR HUSBAND, WIFE, JOINT OR COMMUNITY	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF,	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
ACCOUNT NO. NJ Quality Drywall, Inc. Attn. Larry L. Miller 1423 State Road Duncannon, PA 17020	X	Consideration: Subcontractor claim Lawsuit filed; case dismissed	X	X	X	0.00
ACCOUNT NO. Northern Rain Irrigation Contractors PO Box 338 Greendell, NJ 07839		Consideration: Trade debt			X	11,171.20
ACCOUNT NO. Quality Stone Veneer, EP, LLC Attn. Michael D. Ritigstein, Esq. 200 Haddon Avenue Haddonfield, NJ 08033						Notice Only
ACCOUNT NO. Quality Stone Veneer, EP, LLC PO Box 117 50 Refton Road Refton, PA 17568		Consideration: Trade debt Lawsuit filed	X	X	X	15,043.00
ACCOUNT NO. Raleia Construction, Inc. Attn. Rose Marie Sardo, Esq. Sardo & Batista, PC 134 Wilson Avenue Newark, NJ 07105	X	Consideration: Trade debt Lawsuit filed; entry of default obtained; judgment entered	X	X	X	7,251.00

Sheet no. 6 of 9 continuation sheets attached
to Schedule of Creditors Holding Unsecured
Nonpriority Claims

Subtotal >	\$ 33,465.20
Total >	\$

(Use only on last page of the completed Schedule F.)
(Report also on Summary of Schedules and, if applicable, on the
Statistical Summary of Certain Liabilities and Related Data.)

B6F (Official Form 6F) (12/07) - Cont.

In re Windsor Lake Estates, L.L.C.,
DebtorCase No. _____
(If known)**SCHEDULE F- CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS**

(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODEBTOR HUSBAND, WIFE, JOINT OR COMMUNITY	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF,	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
ACCOUNT NO. Riker Danzig Scherer Hyland Perretti LLP Headquarters Plaza One Speedwell Avenue Morristown, NJ 07962-1981		Consideration: Legal Services				150,000.00
ACCOUNT NO. Riva Concrete, Inc. Attn. Andrew R. Turner, Esq. Turner Law Firm, LLC 76 South Orange Ave., PO Box 526 South Orange, NJ 07079		Consideration: Subcontractor claim Lawsuit filed; case settled	X	X	X	50,000.00
ACCOUNT NO. Simply Stone 8948 Grady Drive Breinigsville, PA 18031	X	Consideration: Trade debt Lawsuit filed; entry of default obtained; judgment entered	X	X	X	6,568.00
ACCOUNT NO. Snyder's Nursery, LLC PO Box 145 Greendell, NJ 07839		Consideration: Trade debt			X	60,000.00
ACCOUNT NO. 1519 Sparta Water Utility 12 Park Lake Road Sparta, NJ 07871						Notice Only

Sheet no. 7 of 9 continuation sheets attached
to Schedule of Creditors Holding Unsecured
Nonpriority Claims

Subtotal > \$ 266,568.00

Total > \$

(Use only on last page of the completed Schedule F.)
(Report also on Summary of Schedules and, if applicable, on the
Statistical Summary of Certain Liabilities and Related Data.)

B6F (Official Form 6F) (12/07) - Cont.

In re Windsor Lake Estates, L.L.C.,
Debtor

Case No. _____
(If known)

SCHEDULE F- CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODEBTOR HUSBAND, WIFE, JOINT OR COMMUNITY	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF,	CONTINGENT UNLIQUIDATED DISPUTED	AMOUNT OF CLAIM
ACCOUNT NO. Township of Sparta Attn. Lorraine Markey, Tax Collector 65 Main Street Sparta, NJ 07871				Notice Only
ACCOUNT NO. Township of Sparta Attn. Mary J. Coe, Municipal Clerk 65 Main Street Sparta, NJ 07871				Notice Only
ACCOUNT NO. Township of Sparta Attn. Philip Spaldi, Utilities Director 65 Main Street Sparta, NJ 07871				Notice Only
ACCOUNT NO. Warren Lumber & Millwork, Inc. Attn. Mitchell J. Malzberg, Esq. Mitnick & Malzberg, PC 29 Race Street Frenchtown, NJ 08825	X	Consideration: Subcontractor claim Lawsuit filed; case settled for \$45,000; \$6,000 paid personally by Brian Patrick Delaney to date	X	45,000.00
ACCOUNT NO. Weiner Lesniak LLP Attn. Louis I. Karp, Esq. 629 Parsippany Road Parsippany, NJ 07054				11,249.71

Sheet no. 8 of 9 continuation sheets attached
to Schedule of Creditors Holding Unsecured
Nonpriority Claims

Subtotal > \$ 56,249.71

Total > \$

(Use only on last page of the completed Schedule F.)
(Report also on Summary of Schedules and, if applicable, on the
Statistical Summary of Certain Liabilities and Related Data.)

B6F (Official Form 6F) (12/07) - Cont.

In re Windsor Lake Estates, L.L.C.,
Debtor

Case No. _____
(If known)

SCHEDULE F- CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODEBTOR HUSBAND, WIFE, JOINT OR COMMUNITY	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF,	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
ACCOUNT NO.	X	Consideration: Subcontractor claim Lawsuit filed; judgment entered				32,681.42
Xcel Plumbing Attn. David P. Wadyka, Esq. DiFrancesco Bateman, et al. 15 Mountain Boulevard Warren, NJ 07059-5611						
ACCOUNT NO.						
ACCOUNT NO.						
ACCOUNT NO.						
ACCOUNT NO.						

Sheet no. 9 of 9 continuation sheets attached
to Schedule of Creditors Holding Unsecured
Nonpriority Claims

Subtotal >	\$ 32,681.42
Total >	\$ 1,188,129.23

(Use only on last page of the completed Schedule F.)
(Report also on Summary of Schedules and, if applicable, on the
Statistical Summary of Certain Liabilities and Related Data.)

B6G (Official Form 6G) (12/07)

In re Windsor Lake Estates, L.L.C.

Case No. _____

Debtor

(if known)

SCHEDULE G - EXECUTORY CONTRACTS AND UNEXPIRED LEASES

Describe all executory contracts of any nature and all unexpired leases of real or personal property. Include any timeshare interests. State nature of debtor's interest in contract, i.e., "Purchaser," "Agent," etc. State whether debtor is the lessor or lessee of a lease. Provide the names and complete mailing addresses of all other parties to each lease or contract described. If a minor child is a party to one of the leases or contracts, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See 11 U.S.C. § 112 and Fed. R. Bankr. P. 1007(m).

☐ Check this box if debtor has no executory contracts or unexpired leases.

NAME AND MAILING ADDRESS, INCLUDING ZIP CODE, OF OTHER PARTIES TO LEASE OR CONTRACT.	DESCRIPTION OF CONTRACT OR LEASE AND NATURE OF DEBTOR'S INTEREST. STATE WHETHER LEASE IS FOR NONRESIDENTIAL REAL PROPERTY. STATE CONTRACT NUMBER OF ANY GOVERNMENT CONTRACT.
Randall and Joanna Beach Attn. J. Craig Dickson, Esq. Dickson & Dickson 548 Valley Road, Suite 4 Upper Montclair, NJ 07043	Contract of sale dated September 28, 2010 for purchase of Lot 13, Block 35.07 and custom home to be built thereon

In re Windsor Lake Estates, L.L.C.
Debtor

Case No. _____
(if known)

SCHEDULE H - CODEBTORS

Provide the information requested concerning any person or entity, other than a spouse in a joint case, that is also liable on any debts listed by debtor in the schedules of creditors. Include all guarantors and co-signers. If the debtor resides or resided in a community property state, commonwealth, or territory (including Alaska, Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Puerto Rico, Texas, Washington, or Wisconsin) within the eight year period immediately preceding the commencement of the case, identify the name of the debtor's spouse and of any former spouse who resides or resided with the debtor in the community property state, commonwealth, or territory. Include all names used by the nondebtor spouse during the eight years immediately preceding the commencement of this case. If a minor child is a codebtor or a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See 11 U.S.C. § 112 and Fed. Bankr. P. 1007(m).

☐ Check this box if debtor has no codebtors.

NAME AND ADDRESS OF CODEBTOR	NAME AND ADDRESS OF CREDITOR
Brian Patrick Delaney 19 Windemere Way Sparta, NJ 07871	First Hope Bank 220 Woodport Road Sparta, NJ 07871
Brian Patrick Delaney 19 Windemere Way Sparta, NJ 07871	NJ Quality Drywall, Inc. Attn. Larry L. Miller 1423 State Road Duncannon, PA 17020
Brian Patrick Delaney 19 Windemere Way Sparta, NJ 07871	Warren Lumber & Millwork, Inc. Attn. Mitchell J. Malzberg, Esq. Mitnick & Malzberg, PC 29 Race Street Frenchtown, NJ 08825
Brian Patrick Delaney 19 Windemere Way Sparta, NJ 07871	Xcel Plumbing Attn. David P. Wadyka, Esq. DiFrancesco Bateman et al. 15 Mountain Boulevard Warren, NJ 07059-5611
Brian Patrick Delaney 19 Windemere Way Sparta, NJ 07871	Marcum LLP aka M&K Rosenfarb LLC aka Marcum Rosenfarb LLC 101 Eisenhower Parkway Roseland, NJ 07068
Brian Patrick Delaney 19 Windemere Way Sparta, NJ 07871	Alan Spector Spector Associated Architects 19 Fox Hill Road Lafayette, NJ 07848

In re Windsor Lake Estates, L.L.C.
Debtor

Case No. _____
(if known)

SCHEDULE H - CODEBTORS
(Continuation Sheet)

NAME AND ADDRESS OF CODEBTOR	NAME AND ADDRESS OF CREDITOR
Brian Patrick Delaney 19 Windemere Way Sparta, NJ 07871	Eastern Garage Doors and Eastern Aluminum 106 Iron Mountain Road Mine Hill, NJ 07803
Brian Patrick Delaney 19 Windemere Way Sparta, NJ 07871	Raleia Construction, Inc. Attn. Rose Marie Sardo, Esq. Sardo & Batista, PC 134 Wilson Avenue Newark, NJ 07105
Brian Patrick Delaney** 19 Windemere Way Sparta, NJ 07871	Simply Stone 8948 Grady Drive Breinigsville, PA 18031
** Nothing contained on Schedule H is an admission of liability by Brian Patrick Delaney.	

Windsor Lake Estates, L.L.C.

In re _____
Debtor

Case No. _____
(If known)

DECLARATION CONCERNING DEBTOR'S SCHEDULES

DECLARATION UNDER PENALTY OF PERJURY BY INDIVIDUAL DEBTOR

I declare under penalty of perjury that I have read the foregoing summary and schedules, consisting of _____ sheets, and that they are true and correct to the best of my knowledge, information, and belief.

Date _____

Signature: _____
Debtor:

Date _____

Signature: _____
(Joint Debtor, if any)

[If joint case, both spouses must sign.]

DECLARATION AND SIGNATURE OF NON-ATTORNEY BANKRUPTCY PETITION PREPARER (See 11 U.S.C. § 110)

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h) and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110 setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required by that section.

Printed or Typed Name and Title, if any,
of Bankruptcy Petition Preparer

Social Security No.
(Required by 11 U.S.C. § 110.)

If the bankruptcy petition preparer is not an individual, state the name, title (if any), address, and social security number of the officer, principal, responsible person, or partner who signs this document.

Address

X _____
Signature of Bankruptcy Petition Preparer

_____ Date

Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document, unless the bankruptcy petition preparer is not an individual:

If more than one person prepared this document, attach additional signed sheets conforming to the appropriate Official Form for each person.

A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF A CORPORATION OR PARTNERSHIP

I, the Sole Member of Windsor Lake Estates, L.L.C. [the president or other officer or an authorized agent of the corporation or a member or an authorized agent of the partnership] of the Windsor Lake Estates, L.L.C. [corporation or partnership] named as debtor in this case, declare under penalty of perjury that I have read the foregoing summary and schedules, consisting of 25 sheets (total shown on summary page plus 1), and that they are true and correct to the best of my knowledge, information, and belief.

Date December 21, 2010

Signature: _____

BRIAN PATRICK DELANEY

[Print or type name of individual signing on behalf of debtor.]

[An individual signing on behalf of a partnership or corporation must indicate position or relationship to debtor.]

Penalty for making a false statement or concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both. 18 U.S.C. §§ 152 and 3571.

UNITED STATES BANKRUPTCY COURT
District of New Jersey

In Re Windsor Lake Estates, L.L.C.

Case No. _____
(if known)

STATEMENT OF FINANCIAL AFFAIRS

This statement is to be completed by every debtor. Spouses filing a joint petition may file a single statement on which the information for both spouses is combined. If the case is filed under chapter 12 or chapter 13, a married debtor must furnish information for both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed. An individual debtor engaged in business as a sole proprietor, partner, family farmer, or self-employed professional, should provide the information requested on this statement concerning all such activities as well as the individual's personal affairs. To indicate payments, transfers and the like to minor children, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See 11 U.S.C. § 112 and Fed. R. Bankr. P. 1007(m).

Questions 1 - 18 are to be completed by all debtors. Debtors that are or have been in business, as defined below, also must complete Questions 19 - 25. **If the answer to an applicable question is "None," mark the box labeled "None."** If additional space is needed for the answer to any question, use and attach a separate sheet properly identified with the case name, case number (if known), and the number of the question.

DEFINITIONS

"In business." A debtor is "in business" for the purpose of this form if the debtor is a corporation or partnership. An individual debtor is "in business" for the purpose of this form if the debtor is or has been, within six years immediately preceding the filing of this bankruptcy case, any of the following: an officer, director, managing executive, or owner of 5 percent or more of the voting or equity securities of a corporation; a partner, other than a limited partner, of a partnership; a sole proprietor or self-employed full-time or part-time. An individual debtor also may be "in business" for the purpose of this form if the debtor engages in a trade, business, or other activity, other than as an employee, to supplement income from the debtor's primary employment.

"Insider." The term "insider" includes but is not limited to: relatives of the debtor; general partners of the debtor and their relatives; corporations of which the debtor is an officer, director, or person in control; officers, directors, and any owner of 5 percent or more of the voting or equity securities of a corporate debtor and their relatives; affiliates of the debtor and insiders of such affiliates; any managing agent of the debtor. 11 U.S.C. § 101.

1. Income from employment or operation of business

None
☐

State the gross amount of income the debtor has received from employment, trade, or profession, or from operation of the debtor's business, including part-time activities either as an employee or in independent trade or business, from the beginning of this calendar year to the date this case was commenced. State also the gross amounts received during the **two years** immediately preceding this calendar year. (A debtor that maintains, or has maintained, financial records on the basis of a fiscal rather than a calendar year may report fiscal year income. Identify the beginning and ending dates of the debtor's fiscal year.) If a joint petition is filed, state income for each spouse separately. (Married debtors filing under chapter 12 or chapter 13 must state income of both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

	AMOUNT	SOURCE
2010	\$0.00	FY: 1/1/2010 to present
2009	\$1,300,000 (approximately)	FY: 1/1/2009 to 12/31/2009
2008	\$4,199,700	FY: 1/1/2008 to 12/31/2008

2. Income other than from employment or operation of business

None



State the amount of income received by the debtor other than from employment, trade, profession, or operation of the debtor's business during the two years immediately preceding the commencement of this case. Give particulars. If a joint petition is filed, state income for each spouse separately. (Married debtors filing under chapter 12 or chapter 13 must state income for each spouse whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

AMOUNT

SOURCE

3. Payments to creditors

None



Complete a. or b., as appropriate, and c.

a. Individual or joint debtor(s) with primarily consumer debts: List all payments on loans, installment purchases of goods or services, and other debts to any creditor made within 90 days immediately preceding the commencement of this case unless the aggregate value of all property that constitutes or is affected by such transfer is less than \$600. Indicate with an asterisk (*) any payments that were made to a creditor on account of a domestic support obligation or as part of an alternative repayment schedule under a plan by an approved nonprofit budgeting and creditor counseling agency. (Married debtors filing under chapter 12 or chapter 13 must include payments by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CREDITOR

DATES OF
PAYMENTS

AMOUNT
PAID

AMOUNT STILL
OWING

None



b. Debtor whose debts are not primarily consumer debts: List each payment or other transfer to any creditor made within 90 days immediately preceding the commencement of the case unless the aggregate value of all property that constitutes or is affected by such transfer is less than \$5,850*. If the debtor is an individual, indicate with an asterisk (*) ☐ any payments that were made to a creditor on account of a domestic support obligation or as part of an alternative ☐ repayment schedule under a plan by an approved nonprofit budgeting and credit counseling agency. (Married debtors filing under chapter 12 or chapter 13 must include payments and other transfers by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

**Amount subject to adjustment on 4/01/13, and every three years thereafter with respect to cases commenced on or after date of adjustment.*

NAME AND ADDRESS OF CREDITOR
AND RELATIONSHIP TO DEBTOR

DATES OF
PAYMENTS

AMOUNT
PAID

AMOUNT STILL
OWING

James A. Connors Associates, Inc.
225 Madison Avenue
PO Box 336
Morristown, NJ 07963-0336

10/18/10; 10/19/10

\$8,788.00

\$0.00

* Paid personally by Brian Patrick
Delaney.

None



c. All debtors: List all payments made within one year immediately preceding the commencement of this case to or for the benefit of creditors who are or were insiders. (Married debtors filing under chapter 12 or chapter 13 must include payments by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CREDITOR AND RELATIONSHIP TO DEBTOR	DATES OF PAYMENTS	AMOUNT PAID	AMOUNT STILL OWING
--	----------------------	-------------	-----------------------

4. Suits and administrative proceedings, executions, garnishments and attachments

None



a. List all suits and administrative proceedings to which the debtor is or was a party within one year immediately preceding the filing of this bankruptcy case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

CAPTION OF SUIT AND CASE NUMBER	NATURE OF PROCEEDING	COURT OR AGENCY AND LOCATION	STATUS OR DISPOSITION
Lentini Paving Contractors, Inc. v. Windsor Lake Estates Docket No. SSX-L-719-07	Subcontractor collection action	Superior Court of New Jersey Sussex County, Law Division	Settled
NJ Quality Drywall, Inc. v. Windsor Lake Estates, LLC and Brian Delaney Docket No. SSX-L-567-08	Subcontractor collection action	Superior Court of New Jersey Sussex County, Law Division	Case dismissed
Riva Concrete, Inc. v. Windsor Lake Estates, LLC Docket No. MRS-L-2005-09	Subcontractor collection action	Superior Court of New Jersey Morris County, Law Division	Settled
Warren Lumber & Millwork, Inc. v. The Estates at Fox Hollow and Brian Delaney Docket No. WRN-L-482-08	Subcontractor collection action	Superior Court of New Jersey Warren County, Law Division	Settled
Xcel Plumbing v. Windsor Lake Estates and Brian Delaney Docket No. MRS-L-3878-08	Subcontractor collection action	Superior Court of New Jersey Morris County, Law Division	Judgment entered

CAPTION OF SUIT AND CASE NUMBER	NATURE OF PROCEEDING	COURT OR AGENCY AND LOCATION	STATUS OR DISPOSITION
Direct Cabinet Sales, Inc. v. Windsor Lake Estates Docket No. SSX-DC-6625-09	Subcontractor collection action	Superior Court of New Jersey Sussex County, Law Division, Special Civil Part	Defendant successful on trial; case dismissed
Garzillo Construction Co., Inc. and GC Builders, LLC v. Ashdown Forest Estates, LLC and Windsor Lake Estates, LLC Docket No. SSX-L-765-09	Subcontractor collection action	Superior Court of New Jersey Sussex County, Law Division	Pending
Ashdown Forest Estates, LLC, Windsor Lake Estates, LLC and Brian Delaney v. Richard Crepeau, et al. Docket No. MRS-C-112-07	Fraud; breach of contract	Superior Court of New Jersey Morris County, Chancery Division	Pending
Quality Stone Veneer, EP, LLC v. Windsor Lake Estates, LLC Docket No. SSX-DC-1258-10	Collection action	Superior Court of New Jersey Sussex County, Law Division, Special Civil Part	Pending
Alan Spector v. Brian Delaney and Windsor Lake Estates Docket No. SSX-SC-712-09	Collection action	Superior Court of New Jersey Sussex County, Law Division, Special Civil Part Small Claims	Judgment entered October 26, 2009
Eastern Garage Doors, LLC and Eastern Aluminum v. Windsor Lake Estates and Brian P. Delaney Docket No. SSX-DC-2694-10		Superior Court of New Jersey Sussex County, Law Division, Special Civil Part	Entry of default obtained; judgment entered
Raleia Construction, Inc. v. Windsor Lake Estates, LLC and Brian Delaney Docket No. SSX-DC-3173-10		Superior Court of New Jersey Sussex County, Law Division, Special Civil Part	Entry of default obtained; judgment entered; motion to vacate judgment pending

CAPTION OF SUIT AND CASE NUMBER	NATURE OF PROCEEDING	COURT OR AGENCY AND LOCATION	STATUS OR DISPOSITION
Simply Stone v. Brian Delaney and Windsor Lake Estates Docket No. SSX-DC-5235-09	Collection action	Superior Court of New Jersey Sussex County, Law Division, Special Civil Part	Entry of default obtained; judgment entered; motion to vacate judgment pending

None ☐ b. Describe all property that has been attached, garnished or seized under any legal or equitable process within one year immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF PERSON FOR WHOSE BENEFIT PROPERTY WAS SEIZED	DATE OF SEIZURE	DESCRIPTION AND VALUE OF PROPERTY
Alan Spector Spector Associated Architects 19 Fox Hill Road Lafayette, NJ 07848	April 23, 2010	Funds belonging to Debtor at First Hope Bank, 161 Newton Sparta, Road, Newton, NJ 07860 in the amount of \$118.48

5. Repossessions, foreclosures and returns

None ☒ List all property that has been repossessed by a creditor, sold at a foreclosure sale, transferred through a deed in lieu of foreclosure or returned to the seller, within one year immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CREDITOR OR SELLER	DATE OF REPOSESSION, FORECLOSURE SALE, TRANSFER OR RETURN	DESCRIPTION AND VALUE OF PROPERTY
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6. Assignments and Receiverships

None ☒ a. Describe any assignment of property for the benefit of creditors made within 120 days immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include any assignment by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF ASSIGNEE	DATE OF ASSIGNMENT	TERMS OF ASSIGNMENT OR SETTLEMENT
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None ☒ b. List all property which has been in the hands of a custodian, receiver, or court-appointed official within one year immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CUSTODIAN	NAME AND LOCATION OF COURT CASE TITLE & NUMBER	DATE OF ORDER	DESCRIPTION AND VALUE OF PROPERTY
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7. Gifts

None ☒ List all gifts or charitable contributions made within one year immediately preceding the commencement of this case, except ordinary and usual gifts to family members aggregating less than \$200 in value per individual family member and charitable contributions aggregating less than \$100 per recipient. (Married debtors filing under chapter 12 or chapter 13 must include gifts or contributions by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF PERSON OR ORGANIZATION	RELATIONSHIP TO DEBTOR, IF ANY	DATE OF GIFT	DESCRIPTION AND VALUE OF GIFT
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8. Losses

None ☐ List all losses from fire, theft, other casualty or gambling within one year immediately preceding the commencement of this case or since the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include losses by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

DESCRIPTION AND VALUE OF PROPERTY	DESCRIPTION OF CIRCUMSTANCES, AND, IF LOSS WAS COVERED IN WHOLE OR IN PART BY INSURANCE, GIVE PARTICULARS	DATE OF LOSS
CAT Backhoe	\$6,000 in damage	December 2008
\$3,500,000	Lawsuit pending against Richard Crepeau, former manager of debtor, et al.; complaint alleges various counts including, but not limited to, fraud, bad faith, breach; seeking damages in the approximate amount of \$3,500,000	2002-2004

9. Payments related to debt counseling or bankruptcy

None

☐

List all payments made or property transferred by or on behalf of the debtor to any persons, including attorneys, for consultation concerning debt consolidation, relief under the bankruptcy law or preparation of a petition in bankruptcy within one year immediately preceding the commencement of this case.

NAME AND ADDRESS OF PAYEE	DATE OF PAYMENT, NAME OF PAYOR IF OTHER THAN DEBTOR	AMOUNT OF MONEY OR DESCRIPTION AND VALUE OF PROPERTY
Trenk, DiPasquale, Webster, Della Fera & Sodono, P.C. 347 Mt. Pleasant Avenue Suite 300 West Orange, NJ 07052	March 18, 2010 Payor: Laura Broussard	\$15,000.00
Trenk, DiPasquale, Webster, Della Fera & Sodono, P.C. 347 Mt. Pleasant Avenue Suite 300 West Orange, NJ 07052	April 21, 2010	\$20,000.00

10. Other transfers

None

☐

a. List all other property, other than property transferred in the ordinary course of the business or financial affairs of the debtor, transferred either absolutely or as security within two years immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include transfers by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF TRANSFEREE, RELATIONSHIP TO DEBTOR	DATE	DESCRIBE PROPERTY TRANSFERRED AND VALUE RECEIVED
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b. List all property transferred by the debtor within ten years immediately preceding the commencement of this case to a self-settled trust or similar device of which the debtor is a beneficiary.

None

☒

NAME OF TRUST OR OTHER DEVICE	DATE(S) OF TRANSFER(S)	AMOUNT OF MONEY OR DESCRIPTION AND VALUE OF PROPERTY OR DEBTOR'S INTEREST IN PROPERTY
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11. Closed financial accounts

None



List all financial accounts and instruments held in the name of the debtor or for the benefit of the debtor which were closed, sold, or otherwise transferred within one year immediately preceding the commencement of this case. Include checking, savings, or other financial accounts, certificates of deposit, or other instruments; shares and share accounts held in banks, credit unions, pension funds, cooperatives, associations, brokerage houses and other financial institutions. (Married debtors filing under chapter 12 or chapter 13 must include information concerning accounts or instruments held by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF INSTITUTION	TYPE OF ACCOUNT, LAST FOUR DIGITS OF ACCOUNT NUMBER, AND AMOUNT OF FINAL BALANCE	AMOUNT AND DATE OF SALE OR CLOSING
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12. Safe deposit boxes

None



List each safe deposit or other box or depository in which the debtor has or had securities, cash, or other valuables within one year immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include boxes or depositories of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF BANK OR OTHER DEPOSITORY	NAMES AND ADDRESSES OF THOSE WITH ACCESS TO BOX OR DEPOSITORY	DESCRIPTION OF CONTENTS	DATE OF TRANSFER OR SURRENDER, IF ANY
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13. Setoffs

None



List all setoffs made by any creditor, including a bank, against a debt or deposit of the debtor within 90 days preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CREDITOR	DATE OF SETOFF	AMOUNT OF SETOFF
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14. Property held for another person

None



List all property owned by another person that the debtor holds or controls.

NAME AND ADDRESS OF OWNER	DESCRIPTION AND VALUE OF PROPERTY	LOCATION OF PROPERTY
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15. Prior address of debtor

None

☐

If the debtor has moved within the three years immediately preceding the commencement of this case, list all premises which the debtor occupied during that period and vacated prior to the commencement of this case. If a joint petition is filed, report also any separate address of either spouse.

ADDRESS

NAME USED

DATES OF OCCUPANCY

8 Staffordshire
Sparta, NJ 07871

2007 - 2009

16. Spouses and Former Spouses

None

☒

If the debtor resides or resided in a community property state, commonwealth, or territory (including Alaska, Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Puerto Rico, Texas, Washington, or Wisconsin) within eight years immediately preceding the commencement of the case, identify the name of the debtor's spouse and of any former spouse who resides or resided with the debtor in the community property state.

NAME

17. Environmental Sites

For the purpose of this question, the following definitions apply:

"Environmental Law" means any federal, state, or local statute or regulation regulating pollution, contamination, releases of hazardous or toxic substances, wastes or material into the air, land, soil, surface water, groundwater, or other medium, including, but not limited to, statutes or regulations regulating the cleanup of these substances, wastes, or material.

"Site" means any location, facility, or property as defined under any Environmental Law, whether or not presently or formerly owned or operated by the debtor, including, but not limited to, disposal sites.

"Hazardous Material" means anything defined as a hazardous waste, hazardous substance, toxic substance, hazardous material, pollutant, or contaminant or similar term under an Environmental Law

None

☒

a. List the name and address of every site for which the debtor has received notice in writing by a governmental unit that it may be liable or potentially liable under or in violation of an Environmental Law. Indicate the governmental unit, the date of the notice, and, if known, the Environmental Law:

SITE NAME
AND ADDRESS

NAME AND ADDRESS
OF GOVERNMENTAL UNIT

DATE OF
NOTICE

ENVIRONMENTAL
LAW

b. List the name and address of every site for which the debtor provided notice to a governmental unit of a release of Hazardous Material. Indicate the governmental unit to which the notice was sent and the date of the notice.

None



SITE NAME
AND ADDRESS

NAME AND ADDRESS
OF GOVERNMENTAL UNIT

DATE OF
NOTICE

ENVIRONMENTAL
LAW

c. List all judicial or administrative proceedings, including settlements or orders, under any Environmental Law with respect to which the debtor is or was a party. Indicate the name and address of the governmental unit that is or was a party to the proceeding, and the docket number.

None



NAME AND ADDRESS
OF GOVERNMENTAL UNIT

DOCKET NUMBER

STATUS OR DISPOSITION

18. Nature, location and name of business

None



a. If the debtor is an individual, list the names, addresses, taxpayer identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was an officer, director, partner, or managing executive of a corporation, partnership, sole proprietorship, or was self-employed in a trade, profession, or other activity either full- or part-time within six years immediately preceding the commencement of this case, or in which the debtor owned 5 percent or more of the voting or equity securities within the six years immediately preceding the commencement of this case.

If the debtor is a partnership, list the names, addresses, taxpayer identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was a partner or owned 5 percent or more of the voting or equity securities, within the six years immediately preceding the commencement of this case.

If the debtor is a corporation, list the names, addresses, taxpayer identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was a partner or owned 5 percent or more of the voting or equity securities within the six years immediately preceding the commencement of this case.

NAME	LAST FOUR DIGITS OF SOCIAL-SECURITY OR OTHER INDIVIDUAL TAXPAYER-I.D. NO. (ITIN)/ COMPLETE EIN	ADDRESS	NATURE OF BUSINESS	BEGINNING AND ENDING DATES
Windsor Lake Estates, L.L.C. f/k/a Fox Chase at Sparta, L.L.C., and also f/k/a Ashdown Forest Estates, LLC	22-3644949	19 Windemere Way Sparta, NJ 07871	Real Estate	1999 - present
Lone Eagle Partners, LLC	0600-2168-94	19 Windemere Way Sparta, NJ 07871	former holding company of certain real estate	2006 - present

b. Identify any business listed in response to subdivision a., above, that is "single asset real estate" as defined in 11 U.S.C. § 101.

None



NAME

ADDRESS

The following questions are to be completed by every debtor that is a corporation or partnership and by any individual debtor who is or has been, within the six years immediately preceding the commencement of this case, any of the following: an officer, director, managing executive, or owner of more than 5 percent of the voting or equity securities of a corporation; a partner, other than a limited partner, of a partnership; a sole proprietor or otherwise self-employed.

(An individual or joint debtor should complete this portion of the statement only if the debtor is or has been in business, as defined above, within the six years immediately preceding the commencement of this case. A debtor who has not been in business within those six years should go directly to the signature page.)

19. Books, record and financial statements

None



a. List all bookkeepers and accountants who within the two years immediately preceding the filing of this bankruptcy case kept or supervised the keeping of books of account and records of the debtor.

NAME AND ADDRESS

DATES SERVICES RENDERED

M&K Rosenfarb LLC
101 Eisenhower Parkway
Roseland, NJ 07068

2007

Christine De Vries, Bookkeeper
PO Box 628
Augusta, NJ 07822

2008 - present

Alex E. Krasnomowitz, CPA, LLC
1025 Bloomfield Avenue, Ste. 2B
PO Box 1093
West Caldwell, NJ 07006

2009 - present

Marcum LLP
10 Melville Park Road
Melville, NY 11747

2008 - 2009

None ☒ b. List all firms or individuals who within the two years immediately preceding the filing of this bankruptcy case have audited the books of account and records, or prepared a financial statement of the debtor.

NAME	ADDRESS	DATES SERVICES RENDERED
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None ☐ c. List all firms or individuals who at the time of the commencement of this case were in possession of the books of account and records of the debtor. If any of the books of account and records are not available, explain.

NAME	ADDRESS
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Christine De Vries, Bookkeeper	PO Box 628 Augusta, NJ 07822
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None ☒ d. List all financial institutions, creditors and other parties, including mercantile and trade agencies, to whom a financial statement was issued within the two years immediately preceding the commencement of this case by the debtor.

NAME AND ADDRESS	DATE ISSUED
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20. Inventories

None ☒ a. List the dates of the last two inventories taken of your property, the name of the person who supervised the taking of each inventory, and the dollar amount and basis of each inventory.

DATE OF INVENTORY	INVENTORY SUPERVISOR	DOLLAR AMOUNT OF INVENTORY (Specify cost, market or other basis)
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None ☒ b. List the name and address of the person having possession of the records of each of the two inventories reported in a., above.

DATE OF INVENTORY	NAME AND ADDRESSES OF CUSTODIAN OF INVENTORY RECORDS
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21. Current Partners, Officers, Directors and Shareholders

None ☒ a. If the debtor is a partnership, list the nature and percentage of partnership interest of each member of the partnership.

NAME AND ADDRESS	NATURE OF INTEREST	PERCENTAGE OF INTEREST
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None ☐ b. If the debtor is a corporation, list all officers and directors of the corporation, and each stockholder who directly or indirectly owns, controls, or holds 5 percent or more of the voting or equity securities of the corporation.

NAME AND ADDRESS	TITLE	NATURE AND PERCENTAGE OF STOCK OWNERSHIP
Brian Patrick Delaney 19 Windemere Way Sparta, NJ 07871	Owner	100% ownership interest

22. Former partners, officers, directors and shareholders

None ☒ a. If the debtor is a partnership, list each member who withdrew from the partnership within one year immediately preceding the commencement of this case.

NAME	ADDRESS	DATE OF WITHDRAWAL
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None ☒ b. If the debtor is a corporation, list all officers, or directors whose relationship with the corporation terminated within one year immediately preceding the commencement of this case.

NAME AND ADDRESS	TITLE	DATE OF TERMINATION
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23. Withdrawals from a partnership or distribution by a corporation

None ☐ If the debtor is a partnership or a corporation, list all withdrawals or distributions credited or given to an insider, including compensation in any form, bonuses, loans, stock redemptions, options exercised and any other perquisite during one year immediately preceding the commencement of this case.

NAME & ADDRESS OF RECIPIENT, RELATIONSHIP TO DEBTOR	DATE AND PURPOSE OF WITHDRAWAL	AMOUNT OF MONEY OR DESCRIPTION AND VALUE OF PROPERTY
Brian Patrick Delaney 19 Windemere Way Sparta, NJ 07871 Relationship: 100% owner	12/12/2009 - 6/16/2010	\$41,853.70
Lorraine Delaney 1709 SW 21st Street Boynton Beach, FL 33426 Relationship: Debtor's principal's step-mother	1/12/2010	\$60.00

24. Tax Consolidation Group

None



If the debtor is a corporation, list the name and federal taxpayer identification number of the parent corporation of any consolidated group for tax purposes of which the debtor has been a member at any time within the six-year period immediately preceding the commencement of the case.

NAME OF PARENT CORPORATION

TAXPAYER IDENTIFICATION NUMBER (EIN)

25. Pension Funds

None



If the debtor is not an individual, list the name and federal taxpayer identification number of any pension fund to which the debtor, as an employer, has been responsible for contributing at any time within the six-year period immediately preceding the commencement of the case.

NAME OF PENSION FUND

TAXPAYER IDENTIFICATION NUMBER (EIN)

* * * * *

[If completed on behalf of a partnership or corporation]

I declare under penalty of perjury that I have read the answers contained in the foregoing statement of financial affairs and any attachments thereto and that they are true and correct to the best of my knowledge, information and belief.

Date

December 21, 2010

Signature


BRIAN PATRICK DELANEY,

Sole Member of Windsor Lake Estates, L.L.C.

Print Name and Title

[An individual signing on behalf of a partnership or corporation must indicate position or relationship to debtor.]

0 continuation sheets attached

Penalty for making a false statement: Fine of up to \$500,000 or imprisonment for up to 5 years, or both. 18 U.S.C. §152 and 3571

DECLARATION AND SIGNATURE OF NON-ATTORNEY BANKRUPTCY PETITION PREPARER (See 11 U.S.C. § 110)

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and required under 11U.S.C. §§ 110(b), 110(h), and 342(b); (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110 setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section.

Printed or Typed Name and Title, if any, of Bankruptcy Petition Preparer

Social Security No. (Required by 11 U.S.C. § 110(c).)

If the bankruptcy petition preparer is not an individual, state the name, title (if any), address, and social security number of the officer, principal, responsible person, or partner who signs this document.

Address

X

Signature of Bankruptcy Petition Preparer

Date

Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:

If more than one person prepared this document, attach additional signed sheets conforming to the appropriate Official Form for each person.

A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 18 U.S.C. §156.

In re Windsor Lake Estates, L.L.C.,
Debtor

Case No. _____

Chapter 11**List of Equity Security Holders**

Holder of Security	Number Registered	Type of Interest
Brian Patrick Delaney 19 Windemere Way Sparta, NJ 07871		100% ownership interest

B203
12/94

United States Bankruptcy Court
District of New Jersey

In re Windsor Lake Estates, L.L.C.

Case No. _____

Chapter 11

Debtor(s)

DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above-named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept \$ 41,039.00

Prior to the filing of this statement I have received \$ 1,039.00

Balance Due \$ 40,000.00

2. The source of compensation paid to me was:

☐ Debtor

☒ Other (specify) Filing fee paid by Brian P. Delaney

3. The source of compensation to be paid to me is:

☒ Debtor

☒ Other (specify) loan proceeds subject to Court approval

4. ☒ I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

☐ I have agreed to share the above-disclosed compensation with a other person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation, is attached.

5. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

- a. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
- b. Preparation and filing of any petition, schedules, statements of affairs and plan which may be required;
- c. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;
- d. Representation of the debtor in adversary proceedings and other contested bankruptcy matters;

6. By agreement with the debtor(s), the above-disclosed fee does not include the following services:

CERTIFICATION

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in the bankruptcy proceeding.

December 21, 2010

Date

Signature of Attorney

Trenk, Dipasquale, Webster, Della Fera, Sodono

Name of law firm

Windsor Lake Estates, L.L.C. Matrix.txt

AC Drywall, L.L.C.
133 Flanders Drakestown Road
Flanders, NJ 07836

Alan Spector
Spector Associated Architects
19 Fox Hill Road
Lafayette, NJ 07848

American Express Travel Related Services
Attn. Nationwide Credit, Inc.
2015 Vaughn Road NW, Suite 400
Kennesaw, GA 30144-7802

Arzee Supply
15 E. Fredericks Place
Cedar Knolls, NJ 07927

Brach Eichler L.L.C.
Attn. Bobby Kasolas, Esq.
101 Eisenhower Parkway
Roseland, NJ 07068

Brian Patrick Delaney
19 Windemere Way
Sparta, NJ 07871

Carpet & Wood Gallery Corp.
110 Summit Avenue
Chatham, NJ 07928

Century Link
PO Box 96064
Charlotte, NC 28296-0064

Contemporary Pools and Spas

Windsor Lake Estates, L.L.C. Matrix.txt

10 Laurel Drive
Green Twp., NJ 07869

Direct Cabinet Sales, Inc.
Attn. Alan Glazner, Esq.
216 North Avenue East
Cranford, NJ 07016

Dufek & Migliaro Plumbing, Inc.
333 Hurst Street
Linden, NJ 07036

Eastern Garage Doors
and Eastern Aluminum
106 Iron Mountain Road
Mine Hill, NJ 07803

Elizabethtown Gas
PO Box 4569
Location 6250
Atlanta, GA 30302

Fireside Hearth & Home
PO Box 414845
Boston, MA 02241-4845

First Hope Bank
220 Woodport Road
Sparta, NJ 07871

First Hope Bank
Attn. M. Murphy Durkin, Esq.
Durkin & Durkin, LLP
1120 Bloomfield Avenue
West Caldwell, NJ 07007-9452

First Hope Bank

Windsor Lake Estates, L.L.C. Matrix.txt

Attn. M. Richard Valenti, Esq.
Morris, Downing & Sherred, LLP
One Main Street, PO Box 67
Newton, NJ 07860

First Hope Bank
PO Box 296
Hope, NJ 07844

Garzillo Construction Co., Inc.
Attn. Florio Perrucci Steinhardt
& Fader, LLC
218 Route 17 North, Suite 300
Rochelle Park, NJ 07662

GC Builders
Attn. Florio Perrucci Steinhardt
& Fader, LLC
218 Route 17 North, Suite 300
Rochelle Park, NJ 07662

Grinnell Recycling, Inc.
Attn. Euler Hermes UMA
7-11 South Broadway, Suite 314
White Plains, NY 10601

Internal Revenue Service
District Director
955 South Springfield Avenue
PO Box 724
Springfield, NJ 07081

Internal Revenue Service
Special Procedures Branch
Attn. Bankruptcy Section
PO Box 744
Springfield, NJ 07081-0744

Windsor Lake Estates, L.L.C. Matrix.txt

J. Van Houten Electric, Inc.
27 Ironia Road
Flanders, NJ 07836

James A. Connors Associates, Inc.
225 Madison Avenue
PO Box 336
Morristown, NJ 07963-0336

James H. G. Naisby
11 Bunn Road
Hamburg, NJ 07419

Jersey Central Power & Light Co.
PO Box 16001
Reading, PA 19612-6001

John Feher, Inc.
239 Myrtle Avenue
Boonton, NJ 07005

John Feher, Inc.
Attn. Transworld Systems
PO Box 1864
Santa Rosa, CA 95402

Laura Broussard
8 Staffordshire
Sparta, NJ 07811

Lentini Paving Contractors, Inc.
Attn. Charles Turner, Esq.
Turner Law Firm, LLC
76 South Orange Ave., PO Box 526
South Orange, NJ 07079

Marcum LLP

Windsor Lake Estates, L.L.C. Matrix.txt

aka M&K Rosenfarb LLC
aka Marcum Rosenfarb LLC
101 Eisenhower Parkway
Roseland, NJ 07068

Marcum LLP
aka M&K Rosenfarb LLC
aka Marcum Rosenfarb LLC
4000 Route 66
Tinton Falls, NJ 07753

Marcum LLP
Attn. Jeffrey M. Rothbard, Esq.
Rothbard Rothbard Kohn & Kellar
50 Park Place, 12th Floor
Newark, NJ 07102

NJ Quality Drywall, Inc.
Attn. Larry L. Miller
1423 State Road
Duncannon, PA 17020

Northern Rain Irrigation Contractors
PO Box 338
Greendell, NJ 07839

Quality Stone Veneer, EP, LLC
Attn. Michael D. Ritigstein, Esq.
200 Haddon Avenue
Haddonfield, NJ 08033

Quality Stone Veneer, EP, LLC
PO Box 117
50 Refton Road
Refton, PA 17568

Raleia Construction, Inc.
Attn. Rose Marie Sardo, Esq.

Windsor Lake Estates, L.L.C. Matrix.txt

Sardo & Batista, PC
134 Wilson Avenue
Newark, NJ 07105

Randall and Joanna Beach
Attn. J. Craig Dickson, Esq.
Dickson & Dickson
548 Valley Road, Suite 4
Upper Montclair, NJ 07043

Riker Danzig Scherer Hyland Perretti LLP
Headquarters Plaza
One Speedwell Avenue
Morristown, NJ 07962-1981

Riva Concrete, Inc.
Attn. Andrew R. Turner, Esq.
Turner Law Firm, LLC
76 South Orange Ave., PO Box 526
South Orange, NJ 07079

Robert Giblin
82 Washington Street
Rumson, NJ 07760

Simply Stone
8948 Grady Drive
Breinigsville, PA 18031

Snyder's Nursery, LLC
PO Box 145
Greendell, NJ 07839

Sparta Water Utility
12 Park Lake Road
Sparta, NJ 07871

Windsor Lake Estates, L.L.C. Matrix.txt

State of New Jersey
Division of Taxation
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